

**City of Coral Gables
Planning and Zoning Division
Board of Adjustment**

June 6, 2016

**Property Located at:
311 Leucadendra Drive**

BA-16-04-6280

Consider variance requests in regard to the proposed guesthouse with a porte-cochere for the existing single family residence located at 311 Leucadendra Drive, Coral Gables, Florida.

STAFF REPORT FOR 311 LEUCADENDRA DRIVE

Architect/Engineer: Giorgio Balli

Legal Description: GABLES ESTATES NO. 2, PB/PG 60/37, LOT 15, BLK B

Present Owners: Juan Carlos and Vivian Mas

Present Use: Residential

Zoning District: Single-Family Residential (SFR)

Land Use Classification: Residential Use (Single-Family) Low Density

APPLICANT'S PROPOSAL: In connection with the proposed guesthouse and a porte-cochere for the existing residence at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

- 1) Grant a variance to allow the proposed guesthouse with a porte-cochere to be located in the area between the street and the main residential building or any part thereof vs. No accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof; with the exception of fountains, reflecting pools, planters and flagpoles, pursuant to Sections 4-101 (D) (5) (a) and 5-101 (B) of the Coral Gables "Zoning Code."
- 2) Grant a variance to allow the proposed guesthouse with a porte-cochere to be located closer to the front or side street of a lot or building site than the main or principal building vs. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building; with the exception of fountains, reflecting pools, planters and flagpoles pursuant to Sections 4-101 (D) (5) (b), 5-101 (C) of the Coral Gables "Zoning Code."
- 3) Grant a variance to allow the proposed guesthouse to be located in the front yard vs. A guesthouse shall be located in the rear yard pursuant to Section 5-105 (F) of the Coral Gables "Zoning Code."
- 4) Grant a variance to allow the proposed porte-cochere to have a minimum depth of eighteen feet (18'0") vs. The minimum depth dimension of a porte-cochere shall be twenty-two feet (22'0") as required by Section 5-1402 (5) (a) of the Coral Gables "Zoning Code."

BOARD OF ARCHITECTS REVIEW: Preliminary approval on February 4, 2016.

ADVERTISING: This application was advertised in the Miami Daily Business Review on May 26, 2016. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on May 26, 2016.

STAFF OBSERVATION: The applicant is requesting variances for a guesthouse with a porte-cochere to be used as an accessory structure in conjunction with the existing residence. The property site is located within the Gables Estates subdivision. This irregular shaped property's front is Leucadendra Drive with the waterway abutting both the rear and east side.

Item Nos. 1, 2 and 3:

Guesthouses are only allowed on a residential estate. A residential estate as defined in the Coral Gables Zoning Code "*means a single-family residential site comprising an area of not less than one and one half (1½) acres and having a minimum lot width of two hundred (200) feet and a minimum lot depth of two-hundred-fifty (250) feet. No single-family residence having a minimum square foot floor area of less than four thousand two hundred and seventy-three (4,273) square feet shall be designated as a Residential Estate. Except as provided for in these regulations a Residential Estate shall abide by all rules and regulations applicable to the SFR district.*"

The Zoning Code also stipulates an accessory structure such as a guesthouse, may not be located in the area between the street and the main residential building or any part thereof and cannot be closer to the street than the main residential building. In addition, the Zoning Code allows guesthouses to only be located in the rear yard area.

This highly irregular shaped property site is narrow in the front and widens towards the rear with a lot size area of eighty seven thousand (87,000) square feet. The residence was designed and built to maximize the property site and waterfront areas. The residence including a pool and terrace areas, were built towards the wider rear portion of the property, not leaving any remaining area to accommodate an accessory structure such as a guesthouse. Typically the rear of the home is the most practical location for the use and enjoyment of accessory uses, however the proposed location for the guesthouse combined with a drive through porte-cochere complements the existing residence. Lush landscaping coupled with ample setback distances from the front and side property lines, provides visual screening from the street and adjacent properties. The location and size are appropriate for the site and is a typical use complementary to a residential estate.

Item No. 4: The Zoning Code requires the minimum depth dimension of a porte-cochere when being used as a primary means of required parking for a residence to be twenty-two feet (22'0"). The depth being proposed for the porte-cochere which is included within the guesthouse is

eighteen feet (18'0"). This porte-cochere is being used as a drive through feature leading towards the main residence. The primary residence has a legally conforming four car garage which satisfies the required parking for a residence as required by the Zoning Code. Therefore, the depth dimension being proposed for the porte-cochere is acceptable for the intended use.

After review of the property site, the configuration of the residence, and surrounding properties, staff finds due to the physical constraints of the lot the proposed location of the guesthouse with a porte-cochere is feasible and in harmony with the existing residence and adjacent properties. Letters of support have been received from Mr. Randall Fioreza owner of 340 Leucadendra Drive which is located across the subject property and Ms. Claudia A. Desouza owner of 325 Leucadendra Drive which is directly abutting the subject property. In addition, the proposed design has received Executive Committee approval and support from the Gables Estates Club Inc.

The Zoning Division staff recommends **APPROVAL** of Item No. 1, 2, 3 and 4,

STAFF RECOMMENDATION: Pursuant to **Section 3-806 STANDARDS FOR VARIANCES** of the "Zoning Code," the Zoning Division staff finds and the Board of Adjustment shall find as follows in regard to the applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 2007-01, as amended and known as the "Zoning Code," and makes the following findings:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Does meet the standard required for authorization of variance.

The configuration of the property site coupled with the existing residence, create a special condition limiting the area where accessory structures could be built.

2. That the special conditions and circumstances do not result from the actions of the applicant.

Does meet the standard required for authorization of variance.

The condition at the site was not created by the actions of the applicant. This is an existing platted lot with an unusual and uncommon configuration.

3. That granting the variance requested will not confer on the applicant a special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

Does meet the standard required for authorization of variance.

Other properties with similar site conditions have been granted variances to build accessory structures between the main residential building and the street, mitigating an existing contextual condition on the property site.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardship on the applicant (see also definition of "necessary hardship").

Does meet the standard required for authorization of variance.

Granting the variances requested would allow the enjoyment of a commonly used accessory structure typical to a residential estate.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Does meet the standard required for authorization of variance.

The guesthouse and porte-cochere comply with all applicable setbacks, lot coverage and maximum size allowed for a guesthouse.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Does meet the standard required for authorization of variance.

Granting the variance requested will not change the use to one that is not permitted in the zoning district.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Does meet the standard required for authorization of variance.

The proposed guesthouse with a drive through porte-cochere complements the existing residence. The location and size are appropriate for the site and is a typical use complementary to a residential estate.

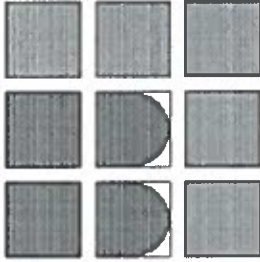
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8. The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Does meet the standard required for authorization of variance.

The property is not a historic landmark or in a historic landmark district.

Based on the findings in paragraphs 1 through 8 above, the Zoning Division staff recommends **APPROVAL** of Item No. 1, 2, 3 and 4 of the Applicant's request.



Balli-Trautman Architects LLC

1533 Sunset Drive Suite 101
Coral Gables, Florida 33143
Ph. 305 669-5160

March 29, 2016

Letter of Proposal

City Of Coral Gables
Elizabeth Gonzalez
Lead Zoning Planner
City of Coral Gables
Development Services
Planning and Zoning Division
427 Biltmore Way 2nd Floor
Coral Gables, Florida 33134

RE: Variance request for Mas Residence 311 Leucadendra Drive Coral Gables FL.

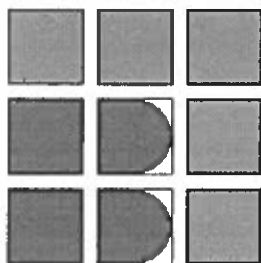
We are requesting the City of Coral Gables grant a variance to allow a guest house to be built in the front yard of the subject property VS no accessory use or structure may be located in the area between the street or any residential building or any part thereof pursuant to sections 4-101 (D) (5) (a) (b), 5-105(F) and 5-101 (B) (C) of the Coral Gables Zoning Code.

We are also requesting the City of Coral Gables grant a variance to allow a Porte Cochere depth of 18' VS the minimum depth for a Porte- Cochere shall be 22' pursuant to section 5-1402 (A) (5) (a) minimum interior length of 22 feet required.

Sincerely,


Giorgio Balli, Architect
Bali-Trautman Architects LLC.
AR 13951

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JUNE 6, 2016



Balli-Trautman Architects LLC

1533 Sunset Drive Suite 101
Coral Gables, Florida 33143
Ph. 305 669-5160

March 29, 2016

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311 LEUCADENDRA DRIVE
03-4132-019-0530
JUNE 6, 2016

Letter of Intent

City Of Coral Gables
Ms. Elizabeth Gonzalez
Lead Zoning Planner
Development Services
Planning and Zoning Division
427 Biltmore Way 2nd Floor
Coral Gables, Florida 33134

RE: Variance request for Mas Residence 311 Leucadendra Drive Coral Gables Fl.

Dear Ms. Gonzalez:

My firm, Balli-Trautman Architects LLC, represents Mr. and Mrs. Juan Carlos Mas, relative to obtaining a variance to allow a guest house in the area between the existing home and the street, as well as allowing a Porte- Cochere with a depth of 18'.

The property is located in Gables Estates subdivision, a water front gated community in Coral Gables. The existing property, which fronts Leucadendra drive, has a long slender shape which opens up at the rear of the site and has water on two sides.

The owners are requesting to be permitted to build a new guest house structure in the area between the front yard of their home, not only to house guests and family members in a comfortable, private setting, while visiting the property, but more importantly to provide a more formal relationship with the street.

Since the existing house is situated in the rear of the property, not visible from the street, the new guest house will provide a formal facade to the street, therefore enhancing the relationship between the public and private realms. This relationship is one of the most important elements in establishing a neighborhood's fabric. The precedent for this type of relationship can be seen on the existing homes on the more traditionally shaped lots in the neighborhood.

With respect to the variance for the proposed porte-cochere depth of 18' instead of the required 22' we are requesting this because we consider this to be a vehicular entrance, through which vehicles will be driving and not loading and unloading. No vehicles will actually be parked there.

There are special conditions and circumstances, which exist that are unique to this site and which are not applicable to other properties, or structures in the same neighborhood. The property is unique in that it fronts on two streets and it has water on two sides making the setbacks much more stringent than other properties in the area. These conditions do not result from the actions of the owner. We believe it would be almost impossible to build this structure in the rear yard due to the unusual shape of the lot, which originally caused the existing house to be situated at the rear of the property in order to meet the setback requirements.

We are requesting this variance be granted for the above mentioned reasons and because we believe that this project will significantly improve the relationship of the existing home to the street and make it more compatible with other homes in the neighborhood.

Sincerely,



Giorgio Balli, Architect
Balli-Trautman Architects LLC.
AR 13954

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Variance Criteria

1. There are special conditions and circumstances, which exist that, are unique to this property, and which are not applicable to other properties, structures, or buildings in the same zoning district.

This property is unique in that it is very narrow in the front , it has water on two sides and fronts two streets.

2. This condition does not result from the actions of the applicant.

The owner did not plat the property and therefore this condition does not result from the actions of the owner.

3. The granting of this variance will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures, in the same zoning district.

The requested variance will not confer any special privilege on the owner. Any property owner is allowed to have an accessory use structure. The proposed guest house cannot be placed in the rear of the property due to criteria #1.

4. A literal interpretation of the zoning code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardships on the applicant.

It is only because the guest house does not fit in the rear of the property due to the set back requirements and the irregular shape of the lot that we are asking to place it in the front yard. The new guest house would meet all the setback requirements required from both streets as well as the water side.

5. This variance is the minimum that will allow the reasonable use of the property.

This is the minimum variance that will allow the reasonable use of the property.

6. The granting of this variance will not change the use of the property to one that is different from other properties in the district.

The use of the property will remain single family residential

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7. Finally, the granting of this variance will be within the harmony and intent of the Zoning Code.

The requested variances will be within the harmony and intent of the zoning code. The zoning code is written to allow accessory uses at a residence. The granting of the variances would allow the owner the same rights as other property owners.

8. The granting of this variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

The existing structure is not historical nor is it located in a historical district and therefore is not applicable in this case.

ARTICLE 4 - ZONING DISTRICTS

buildings on each street on which it is deemed to face. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in Section 3-905.

4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.
- a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.
 - b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet
 - c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.
 - d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
- 4-101 (D)
- * 5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:
- * a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.
 - * b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.
 - c. One (1) story detached garages located in the rear yard area, with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.
6. Height of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 1. Accessory Uses

* Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- A. No accessory building or structure may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.
- * B. Except as may be otherwise required, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof; with the exception of fountains, reflecting pools, planters and flagpoles.
- * C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building; with the exception of fountains, reflecting pools, planters and flagpoles.

Section 5-102. Accessory dwelling.

- A. An accessory dwelling shall be permitted in an SFR District as an accessory use located above a garage.
- B. An accessory dwelling shall be permitted as an accessory use in an SFR District provided that the living quarters:
 - 1. Are located above a garage;
 - 2. Are for the use of members of the family living in the main residence or persons employed on the premises; and
 - 3. Does not contain a kitchen.

Section 5-103. Boathouse and/or boat slip.

A boathouse and/or a boat slip shall be permitted as an accessory use in an SFR district provided that the boat house and/or the boat slip:

- A. Is used by members of the family residing in the main residence.
- B. Does not contain a kitchen.
- C. Eave line does not exceed in height the eave line of the main residence.
- D. Maintains the same minimum setbacks from the platted canal line or bay front and the same minimum setback from the side lot line as established for the main structure.

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.

ARTICLE 5 – DEVELOPMENT STANDARDS

- B. Such cabana shall be of masonry construction with tile roof and shall be designed so as to tie in architecturally with the main building.
- C. The area of such cabana shall not exceed one hundred (100) square feet.
- D. The plumbing facilities shall be limited to shower and toilet facilities.
- E. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
- F. The cabana shall not be used for living or sleeping quarters.
- G. Cabanas which are attached to the main building shall not be required to be inter-connected with the main building.

Section 5-105. Guesthouse.

A guesthouse will be permitted as accessory to a Residential Estate subject to the following conditions and restrictions:

- ✓ A. The guesthouse shall not exceed six hundred (600) square feet in ground area or ten (10%) percent of the ground area of the main building on the premises, whichever is greater.
- ✓ B. Such guesthouse may contain kitchen facilities.
- C. Only non-paying and personal guests of the occupant of the principal residence shall occupy a guesthouse.
- D. Year-round occupancy shall not be permitted by the same guest.
- E. The owner of the property shall not be permitted to live in the guesthouse and rent the principal residence.
- ✗ F. The guesthouse shall be located in the rear yard.

Section 5-106. Greenhouse.

A greenhouse shall be permitted as an accessory use in any residential district, subject to the following conditions and restrictions:

- A. Such greenhouse shall be restricted to the sole purpose of raising vegetation.
- B. Such greenhouse shall be constructed of:
 - 1. A pipe frame covered with a green or black chain link fencing material and/or dark green plastic screen.
 - 2. A pipe frame covered with a green or black chain link fencing material and/or dark green plastic screen located on top of a masonry wall, provided such masonry wall does not exceed a height of four (4) feet.
 - 3. Glass in metal frames, provided where masonry is used in the walls of such construction, such masonry walls shall not exceed a height of four (4) feet.
 - 4. A pipe frame covered with galvanized expanded metal, painted green.

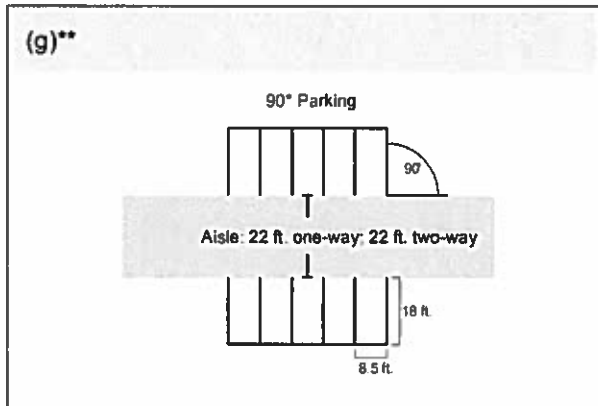
ARTICLE 5 – DEVELOPMENT STANDARDS

- c. The net new parking demand generated by a change in the use of all or part of a building, structure, or property in residential, mixed use, and special use districts.
2. The requirements of this Division do not apply to a change of use in the Commercial Limited and Industrial Districts.
3. Parking and loading areas that are required by this Division shall be maintained for as long as the use to which they relate is continued.
4. Any building or structure located in a residential, commercial or industrial zoning district which existed as of March 11, 1964, may be altered -- including renovations, remodels, repairs, and changes in use -- without providing off-street parking facilities or additional off-street parking facilities if there is no more than a five (5%) percent total increase in floor area, based on conditions as of March 10, 1964, and if there is no change in zoning to a zoning district requiring more off-street parking than the existing zoning district, subject to the following exceptions:
 - a. Any single-family residence which is increased in size more than fifty (50%) percent of the gross floor area of the building as it existed as of March 11, 1964, shall provide off-street parking for the residence as required herein.
 - b. Any residential unit in a duplex building which is increased in size more than twenty-five (25%) percent of the gross floor area of the residential unit as it existed as of March 11, 1964, shall provide the off-street parking required for the residential unit as required herein.
 - c. Any apartment unit in an apartment building which is increased in size more than five (5%) percent of the gross floor area of the apartment unit as it existed as of March 11, 1964, shall provide the off-street parking required for the apartment unit as required herein. Any apartment unit or units which are added to an existing apartment building shall provide off-street parking for the apartment unit added as required herein. Any building or structure other than single-family residences or duplexes, which is increased in size more than fifty (50%) of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the entire building.
5. Any building or structure, other than single-family residences, duplexes or apartment buildings, which is increased in size more than five (5%) percent but less than fifty (50%) percent of the gross floor area as it existed as of March 11, 1964, shall provide off-street parking for the added portion as outlined hereinafter but will not be required to provide additional parking facilities for the presently existing portion unless required by a change of zoning.

Section 5-1402. Geometric standards for parking and vehicular use areas.

- A. Dimensions and configuration of parking spaces.
 1. Required parking space dimensions:
 - a. Parallel parking spaces: Nine (9) feet by twenty-two (22) feet.
 - b. Angled parking spaces: Eight and one-half (8½) feet by eighteen (18) feet.
 - c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.
 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at sixteen and one-half (16½) feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.
 3. Required aisle widths. Minimum required aisle widths shall be as follows:

ARTICLE 5 – DEVELOPMENT STANDARDS

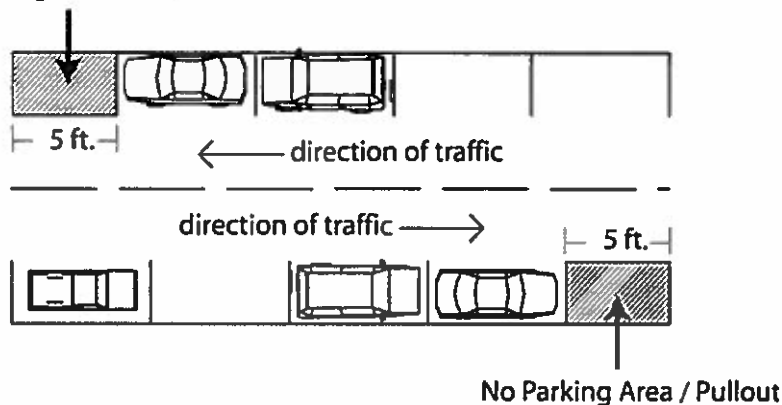


* Parallel parking spaces shall be setback an additional one and a half (1 ½) feet from walls.

** 90 degree parking spaces shall be setback an additional one (1) foot from walls.

4. Parallel parking pull-out. A five (5) foot long pull-out area shall be provided at the front end of each group of contiguous parallel parking spaces, as shown in the figure below. It shall be marked "no parking."

No Parking Area / Pullout



5. Dimensions of garages and carports.

- a. The minimum dimensions of garages, carports and porte-cocheres are as follows:

Type	Interior Width	Interior Length
One-car garage	12 feet	22 feet
Two-car garage	22 feet	22 feet
One-car carport	12 feet	22 feet
Two-car carport	22 feet	22 feet
Porte-cochere	12 feet	22 feet
For each additional space	An additional ten (10) feet in width shall be required for each additional car being stored in a garage or carport.	



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/21/2016

Property Information	
Folio:	03-4132-019-0530
Property Address:	311 LEUCADENDRA DR Coral Gables, FL 33156-2368
Owner	JUAN CARLOS MAS & W VIVIAN
Mailing Address	311 LEUCADENDRA DR CORAL GABLES, FL 33156-2368
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	7 / 7 / 2
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	14,721 Sq.Ft
Lot Size	86,543 Sq.Ft
Year Built	2000



Assessment Information			
Year	2015	2014	2013
Land Value	\$8,135,042	\$7,096,526	\$6,724,391
Building Value	\$3,139,882	\$3,074,847	\$3,110,190
XF Value	\$44,202	\$44,709	\$45,215
Market Value	\$11,319,126	\$10,216,082	\$9,879,796
Assessed Value	\$8,234,669	\$8,169,315	\$8,048,587

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$3,084,457	\$2,046,767	\$1,831,209
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 15 BLK B LOT SIZE 86543 SQ FT OR 17860-3058 1097 6	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,184,669	\$8,119,315	\$7,998,587
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$8,209,669	\$8,144,315	\$8,023,587
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,184,669	\$8,119,315	\$7,998,587
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$8,184,669	\$8,119,315	\$7,998,587

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1997	\$2,104,400	17860-3050	Sales which are qualified

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03-4132-019-0530
JUNE 6, 2016

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Gables Estates Club Inc.

7550 SW 57th Avenue Suite 204, South Miami, FL 33143

Office: 305-667-9031

Fax: 305-667-9032



January 25, 2016

Re: Variance Application for 311 Leucadendra Drive

BA-16-04-6280
311 LEUCADENDRA DRIVE
03-4132-019-0530
JUNE 6, 2016

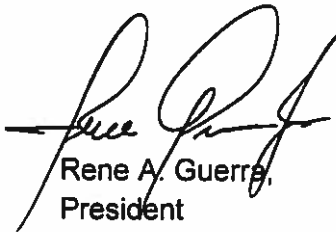
To Whom it May Concern:

Please be advised that at a Special Meeting of the Executive Committee of the Board of Governors held today, the Executive Committee reviewed the application for a variance to construct a detached structure at the entrance of 311 Leucadendra. The request for the variance was presented by Mr. Randall Fiorenza, the Chair of the Architectural Committee, to all those in attendance and the owner, Juan Carlos Mas, and the architect, Giorgio Balli, were present at the meeting and available to answer any questions. The Committee reviewed the plans dated January 21, 2016 prepared by Balli-Trautman Architects, LLC.


Upon conclusion of the presentation, the Executive Committee unanimously approved the owner's request for the variance. As such, the Board of Governors recommends that the Board of Architects and the City of Coral Gables not oppose the variance.

Should you need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,


Rene A. Guerra
President

RAG/gs

CLUB OF GABLES ARCHITECTURAL BOARD
PRELIMINARY ARCHITECTURAL DESIGN APPROVAL
APPROVAL IS SUBJECT TO SUBMISSION OF LARGE
SCALE DETAILS OF FINAL PLANS. SUBDIVIDERS
BUILDING AND LANDSCAPING CONTROL REGULATIONS
MUST BE COMPLIED WITH.

DATE 1/24/16
THE GABLES ESTATES ARCHITECTURAL BOARD DOES
NOT HAVE THE AUTHORITY TO APPROVE VARIANCES
REQUIRED BY THE CITY OF CORAL GABLES. VAR
IANCES REQUIRE APPROVAL OFF THE BOARD OF
GOVERNORS FOR GABLES ESTATES.

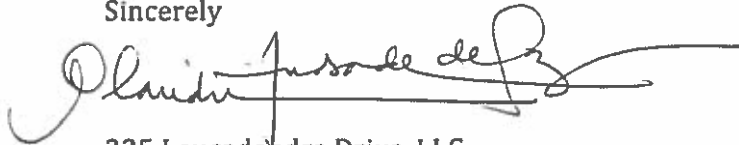
325 LEUCADENDRA DRIVE LLC
255 University Dr
Coral Gables, FL 33134

January 7, 2016

To whom it may concern

I am the owner of the property and home located at 325 Leucadendra Drive.
I am the only contiguous neighbor to 311 Leucadendra Drive.
I have reviewed the plans for the proposed project by the Mas family at 311
Leucadendra Drive and have no objection to the proposed project and required
variance.

Sincerely

A handwritten signature in black ink, appearing to read 'Claudia A. DeSouza', with a long horizontal flourish extending to the right.

325 Leucadendra Drive, LLC
Claudia A. DeSouza

BA-16-04-6280
311 LEUCADENDRA DRIVE
03-4132-019-0530
JUNE 6, 2016



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/31/

Property Information	
Folio:	03-4132-019-0520
Property Address:	325 LEUCADENDRA DR Coral Gables, FL 33156-2368
Owner	LEUCADENDRA 325 LLC
Mailing Address	1425 BRICKELL AVE 63F MIMA, FL 33131 USA
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	9 / 9 / 2
Floors	2
Living Units	1
Actual Area	18,045 Sq.Ft
Living Area	13,816 Sq.Ft
Adjusted Area	14,597 Sq.Ft
Lot Size	57,017 Sq.Ft
Year Built	2015



Assessment Information			
Year	2015	2014	2013
Land Value	\$5,359,598	\$4,675,394	\$4,430,221
Building Value	\$0	\$0	\$0
XF Value	\$5,040	\$5,130	\$5,220
Market Value	\$5,364,638	\$4,680,524	\$4,435,441
Assessed Value	\$5,364,638	\$4,630,425	\$4,209,478

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$50,099	\$225,963
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 14 BLK B LOT SIZE 57017 SQ FT OR 19275-3929 05/2000 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$5,364,638	\$4,630,425	\$4,209,478
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$5,364,638	\$4,680,524	\$4,435,441
City			
Exemption Value	\$0	\$0	
Taxable Value	\$5,364,638	\$4,630,425	\$4,209,478
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$5,364,638	\$4,630,425	\$4,209,478

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/18/2016	\$16,500,000	30046-3485	Qual by exam of deed
03/03/2014	\$8,000,000	29063-4082	Affiliated parties
05/01/2000	\$1,675,000	19275-3929	Sales which are qualifie
10/01/1997	\$1,395,600	17860-3562	Sales which are qualifie

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Version:

<http://www.miamidade.gov/propertysearch/>

5/31/2016

**Randall P. Fiorenza
340 Leucadendra Drive
Coral Gables, FL 33156**

Jan 14, 2016

To whom it may concern,

I Randall Fiorenza, sole owner of property 340 Leucadendra Drive located inside of Gables Estates and directly across the street from the Juan Carlos Mas property at 311 Leucadendra Drive. I have reviewed the drawings prepared by Architect Balli-Trautman, and have no objection with the Mr. Mas's proposed addition of a new Gate House. I further understand that the City of Coral Gables is requiring a variance to build this structure as proposed.

Should you require any additional information from me please do not hesitate to call at 305-310-3639 or contact me at my address above.

Regards,



Randall P. Fiorenza

BA-16-04-6280
311 LEUCADENDRA DRIVE
03-4132-019-0530
JUNE 6, 2016



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/31/2016

Property Information	
Folio:	03-4132-019-0820
Property Address:	340 LEUCADENDRA DR Coral Gables, FL 33156-2329
Owner	RANDALL P FIORENZA
Mailing Address	530 ARVIDA PARKWAY CORAL GABLES, FL 33156 USA
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	54,720 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$5,143,680	\$4,487,040	\$4,251,744
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$5,143,680	\$4,487,040	\$4,251,744
Assessed Value	\$5,143,680	\$4,487,040	\$4,251,744

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 44 BLK B LOT SIZE 54720 SQ FT OR 19559-2259 03/2001 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,143,680	\$4,487,040	\$4,251,744
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,143,680	\$4,487,040	\$4,251,744
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,143,680	\$4,487,040	\$4,251,744
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,143,680	\$4,487,040	\$4,251,744

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/20/2014	\$6,500,000	29164-1775	Qual by exam of deed
11/15/2010	\$5,000,000	27498-0407	Qual by exam of deed
03/01/2001	\$3,400,000	19559-2259	Sales which are qualified
06/01/1998	\$1,875,000	18150-4018	Sales which are qualified

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Version:



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5235

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal

☒ Variance

☐ Other: _____

Property information

Property/project name: 311 Leucandendra Dr - VARIANCE

Street address of the subject property: 311 Leucadendra Dr. Coral Gables 33156

Property Legal Description: Lot(s): 32 54 41 LOT SIZE 8643 SQ FT

Block(s): LOT 15 BLK B

Section(s): OR 17860 - 3058 10976

Plat Book(s)/Page(s): Gables Estates NO 2 PB 60-37

Has there been a Board of Adjustment hearing on the property in the last year? no

Is this request the result of a Notice of Violation? no

Is this request the result of a deviation from an approved set of plans? no

Has the property owner owned the property for at least one (1) year? yes

Current land use classification(s): 0101 Residential-Single Family: 1 Unit

Current zoning classification(s): 0100 Single Family - General

Listing of all folio numbers for subject property:

03 - 4132 - 019 - 0530

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Giorgio Balli, PA BALLI-TRAUTMAN ARCH, LLC

Telephone#: 305-669-5160 Fax#: _____ Email: giorgio@ballidesign.com

Mailing Address: 1533 Sunset Drive, Suite 100, Coral Gables, FL 33143
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Juan Carlos Mas

Telephone#: 305-448-1088 Fax#: _____ Email: 4jcmas@gmail.com

Mailing Address: 311 Leucadendra Dr., Coral Gables, FL 33156
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Vivian Mas

Telephone#: 305-448-1088 Fax#: _____ Email: 4jcmas@gmail.com

Mailing Address: 311 Leucadendra Dr., Coral Gables, FL 33156
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Giorgio Balli, PA

Telephone#: 305-669-5160 Fax#: _____ Email: giorgio@ballidesign.com

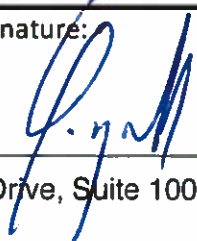

Mailing Address: 1533 Sunset Drive, Suite 100, Coral Gables, FL 33143
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Application received by: E. Hargis Date: 3/30/16

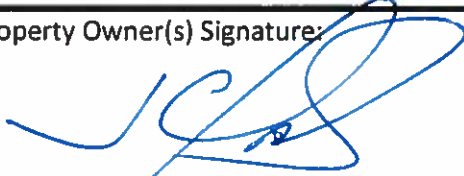
Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: <u>GIORGIO BALLI</u>
Address: 1533 Sunset Drive, Suite 100, Coral Gables, FL 33143	
Telephone: 305-669-5160	Fax:
Email: giorgio@ballidesign.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>21</u> day of <u>march</u> by <u>GIORGIO BALLI</u>	
(Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Board of Adjustment Application

Property Owner(s) Signature:



Property Owner(s) Print Name:

Juan Carlos Mas

Property Owner(s) Signature:



Property Owner(s) Print Name:

Vivian Mas

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 311 Leucadendra Drive, Coral Gables, FL 33156

Telephone: 305-448-1088

Fax:

Email: 4jcmass@gmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21st day of March by 2014

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

BA-16-04-6280
311 LEUCADENDRA DRIVE
03-4132-019-0530
JUNE 6, 2016

Board of Adjustment Application

Architect(s)/Engineer(s) Signature: 

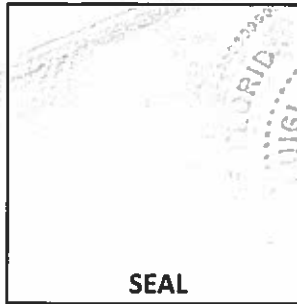
Architect(s)/Engineer(s) Print Name:
Giorgio Balli, PA

Address: 1533 Sunset Drive, Suite 100, Coral Gables, FL 33143

Telephone: 305-669-5160

Fax:

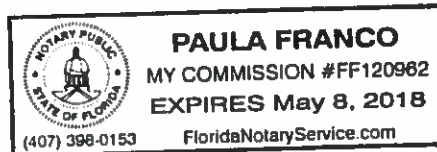
Email: giorgio@ballidesign.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of March ²⁰¹⁶ by GIORGIO BALLI
(Signature of Notary Public - State of Florida)



Paula Franco

(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.



CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

RECEIVED BY THE CLERK
CITY OF CORAL GABLES
MAR 30 AM 9:54

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS:

Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE:

To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name

GIORGIO BALLI

LOBBYIST

Print Your Business Name, if applicable

BALLI-TRAUTMAN ARCHITECTS LLC

Business Telephone Number

305 669-5160

Business Address

1533 SUNSET DR. CORAL GABLES FL 33143

ADDRESS

CITY, STATE

ZIP CODE

Federal ID#:

47-2354800

State the extent of any business or professional relationship you have with any current member of the City Commission.

NONE

PRINCIPAL REPRESENTED:

NAME

JUAN CARLOS MAS

COMPANY NAME, IF APPLICABLE

BUSINESS ADDRESS

311 LEUCADENDRA DR
CORAL GABLES FL.

TELEPHONE NO.:

305 218-2571

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I GEORGIO BALLI hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.

Signature of Lobbyist

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared GEORGIO BALLI to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 3/29/16

☒ Personally Known

Produced ID



Notary Public
State of Florida

\$150.00 Fee Paid

Received By

Date: 3/29/16

Fee Waived for Not-for-Profit Organizations (documentary proof attached.)



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

2016 MAR 30 AM 9:55
RECEIVED BY THE
OFFICE OF THE CITY CLERK
CITY OF CORAL GABLES

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSES?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name GIORGIO BALLI
LOBBYIST
Print Your Business Name BALLI TRAUTMAN ARCHITECTS LLC
Business Telephone Number 305 218-2571
Business Address 1533 SUNSET DR. CORAL GABLES FL 33143
ADDRESS CITY STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: JUAN CARLOS MAS

Principal Address: 311 LEUCADENDRA

Telephone Number: 305 669-5160

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

VARIANCE IN CONNECTION WITH PROPERTY
LOCATED AT 311 LEUCADENDRA DRIVE
CORAL GABLES FL.

I COLOREDO BALLI hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]
Signature of Lobbyist

3/29/16

Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared COLOREDO BALLI to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 3/29/16

☒ Personally Known

☐ Produced ID

[Signature: Paul Franco]
Notary Public
State of Florida



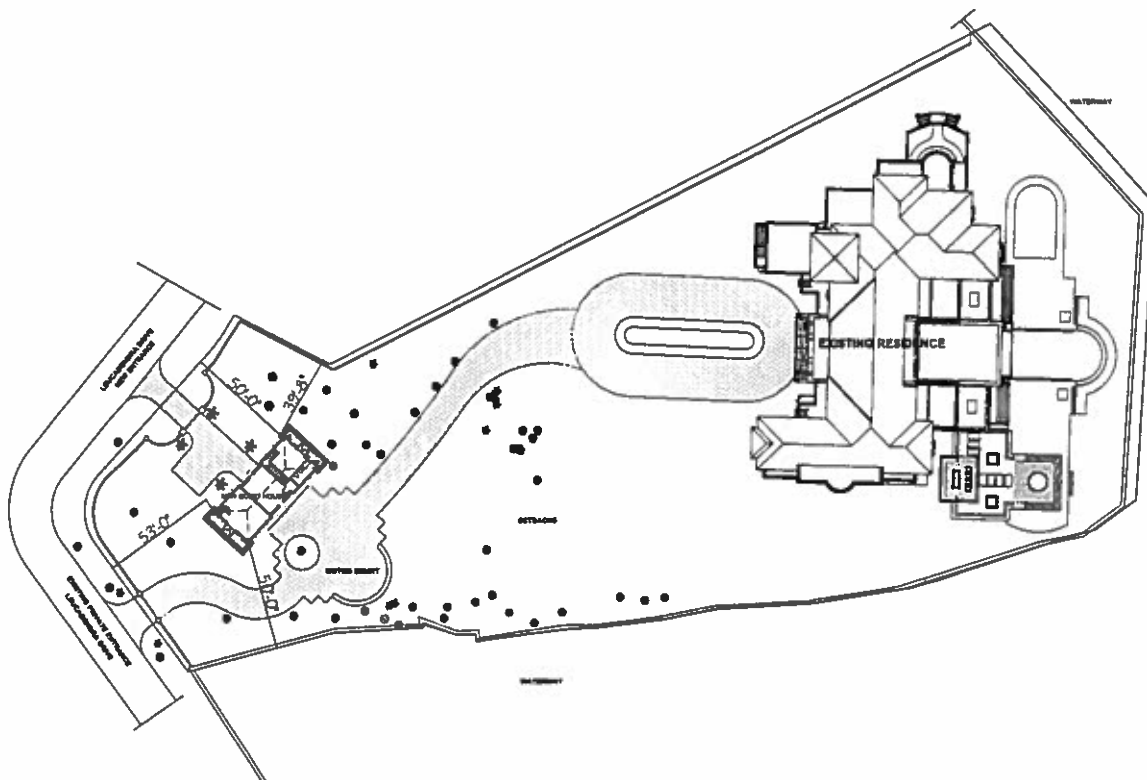
Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.







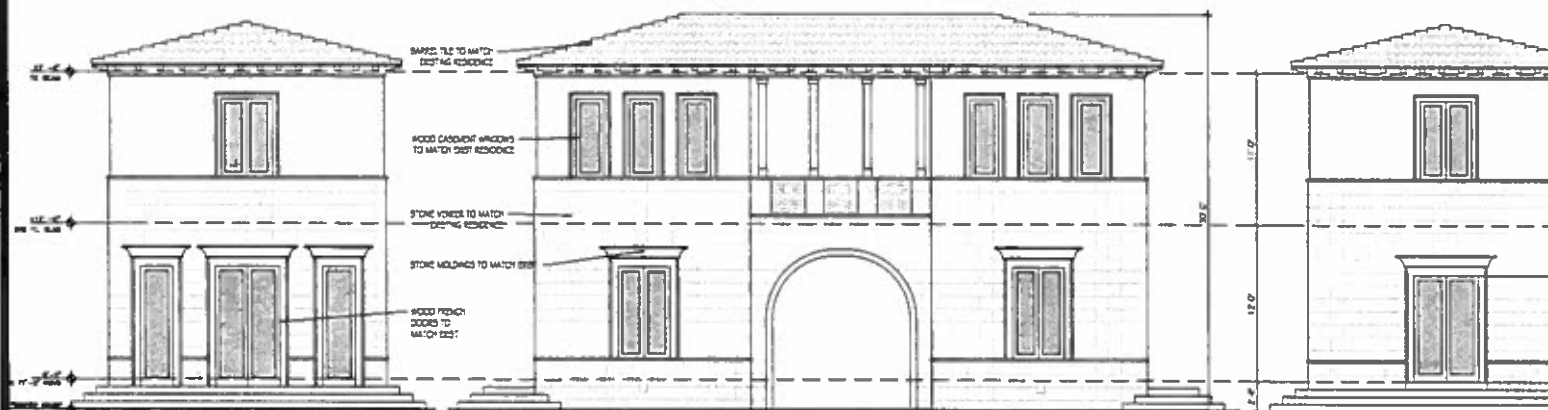




9 SITE PLAN
SCALE: 1/32"=1'-0"



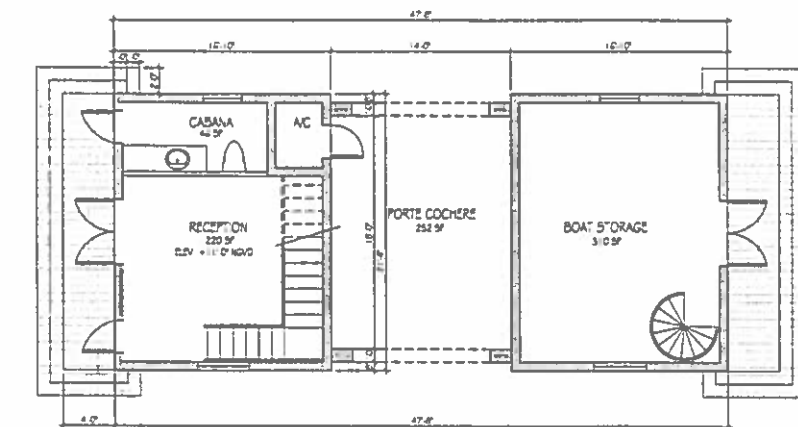
10 AREAL VIEW OF SITE
NTS



NORTHWEST ELEVATION
SCALE: 3/16"=1'-0"

NORTHEAST ELEVATION
SCALE: 3/16"=1'-0"

SOUTHEAST ELEVATION
SCALE: 3/16"=1'-0"



11 FIRST FLOOR
SCALE: 3/16"=1'-0"



12 SECOND FLOOR
SCALE: 3/16"=1'-0"